

Delegated officer's report	Officer: JN
Application ref. 9/2019/0092	
RETENTION OF DOOR AND FLAT ROOF OVER EXTERNAL STORAGE AREA AND PROPOSED INSERTION OF NEW ROOFLIGHT AT 11 THE GREEN WILLINGTON DERBY	
Valid date:	28/01/2019
Consults expired:	18/03/2019
EIA development?	☐ Yes ☒ No
Habitats development?	☐ Yes ☒ No

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Responses to consultations

Conservation Officer – No objection subject to conditions relating to the rooflight being conservation style flush with the roof slope.

Responses to publicity

None.

Planning history

9/2010/0982 - Alterations to existing public house to rearrange kitchen, toilets and living accommodation, provision of new access from canalside including new external eating/dining/drinking area, erection of a smoking shelter and alterations to car parking layout – Approved - 23-12-10

9/2010/1012 - The demolition of rear toilet block and store, porch and bay window to allow for alterations – Granted - 23-12-10

9/2011/0461 - Retrospective application for the erection of front & rear extensions and alterations to canal side ground levels to form new seating area. The erection of smoking shelter, fencing to rear seating area, external lighting, timber bin store, rebuilding of existing garage and installation of ventilation duct indicated – Approved 18-01-12

9/2012/1037 – The erection of a glazed verandah and retention of minor landscaping works – Approved - 01-02-13

9/2013/0320 - The installation of a temporary marquee for a six month period over two years – Withdrawn - 25-06-13

9/2013/0487 - The installation of a temporary marquee for a six month period over two years – Withdrawn - 05-08-13

9/2013/0627 - Shed demolition, store extension, glazed screen, patio extension, wickerwork screening & kitchen/cellar extension – Approved 16-10-13

9/2013/0966 - Change of use of existing dwelling to public house with extensions and alterations (retrospective in part) to provide for relocated kitchen, additional seating, external

terrace and smoking shelter at ground floor, and offices, welfare facilities and 2 units of independent accommodation at first floor; along with conversion of existing garage to ancillary accommodation, conversion of existing prep room to micro-brewery, and relocation of vehicular access and reconfiguration of car parking – Approved -13-02-14

9/2014/0271 - Proposed lighting columns, new path and surface finishes – Withdrawn - 30-06-14

9/2015/0130 - Change of use of land to extend beer garden, rep of retaining wall, formation of pathway and steps, and erection of gate on land to the canal side – Approved - 22-04-15

9/2015/0375 - Single storey extensions to the kitchen and restaurant areas – Approved - 24-06-15

9/2017/0520 - The retention of fixed external bar – Approved - 11-07-17

9/2017/0649 - The erection of an extension to the restaurant – Approved – 09-08-17

9/2017/1357 - The erection of a sun canopy – Approved 16/03/2018

9/2018/0449 - The retention of fixed external bar (revised scheme to that approved under application ref. 9/2017/0520) – Refused 20-07-18

9/2018/0503 - The retention of a sun canopy (revised scheme to that approved under permission ref. 9/2017/1357) Approved 03-07-18

9/2018/0959 - The variation of conditions 1 & 3 of planning permission ref: 9/2018/0503 (relating to the retention of a sun canopy (revised scheme to that approved under permission ref. 9/2017/1357) – Approved with conditions – 28/11/2018

9/2018/1192 - The retention of sun canopy – Refused 24/12/2018

Development Plan Policies

The relevant policies are:

2016 Local Plan Part 1 (LP1): S1, S2, BNE1, BNE2

2017 Local Plan Part 2 (LP2): SDT1, BNE10

National Guidance

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Guidance

Design Guide Supplementary Planning Document (SPD)
Trent and Mersey Canal Conservation Area Character Statement (CACS)

Planning Considerations

In taking account of the application documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is:

- Visual Impact and Impact on the Conservation Area;

Planning Assessment

Visual Impact and Impact on the Conservation Area

The Conservation Officer comments that the site is located within the Trent and Mersey Canal Conservation Area, of which the public house makes a positive contribution to the character of the Conservation Area. However the alterations proposed in this application do not front the canal and are obscured from the wider public realm by existing built form. Given the limited impact on the character of the conservation area the proposals have it is considered that the proposals comply with policies BNE2 and BNE10. To ensure the building continues to have a positive contribution, a condition has been added to specify conservation style rooflights.

Recommendation

- ☐ Approve without conditions
- ☒ Approve subject to conditions
- ☐ Approve subject to conditions and planning obligation
- ☐ Refuse

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended).

Recommendation made:	20/03/2019	
Recommendation agreed:	25/03/2019	Agreed by: RES